

## LANDLORDS ADOPT TRICK HEAT CLAUSE FOR NEW LEASES

New Provisions Relieve Them of Obligation if Coal Costs More Than \$12.

Hundreds of apartment tenants in New York, who have just moved to new quarters, or who are renewing their old leases have found cause for worry in a clause that practically says the landlord does not have to furnish steam heat or hot water, if coal costs more than \$12 a ton.

The clause does not say that in any many words, but it does say that if coal is not obtainable at that figure, or below, the tenant will be entitled to a rebate in rent for each day steam or hot water or both are not furnished. Every one knows that coal is costing more than \$12 a ton and that it is liable to be above that figure the greater part of the winter.

The clause is so worded that if coal costs more than \$12 a ton the tenant will have no "come-back" on the landlord.

Health Commissioner Copeland said yesterday, in effect, that those clauses were not worth the paper they were written on so far as they relieve the landlord from his duty of furnishing heat.

"We have nothing to do with the price," he said, "but the landlord must get coal when it is obtainable and we are not going to take 'we can't get it' as an excuse. If a landlord proves to us that he is absolutely unable to get coal, the Health Department will help him to get it."

"The needs of the people will be considered paramount to all things and the health of the community must be preserved. The landlords will find no excuse for not furnishing heat to their tenants through the price they have to pay for coal."

Mr. Woodin yesterday announced he had received complaints that consumers in some instances are getting carload shipments directly from the mines, thereby defeating the purpose of the ration order of two weeks supply at a time made by the Fuel Administrator. Mr. Woodin said such orders would not only violate the rationing order, but would run up against the orders of the Pennsylvania State Fuel Commission, which is:

"To avoid hoarding and to insure equitable and supervised distribution, anthracite operators are prohibited from shipping domestic class for household use to any consignee other than an established retail coal merchant, unless authorized by the Pennsylvania Fuel Commission."

### CLERK LOCKS UP JUDGE AND GOES TO DINNER

Court Attache Closes Door, Not Knowing Jurist Inside. WINSTED, Conn., Sept. 20.—Judge Bernard G. Higgins of the Borough Court, Torrington, was locked in the vault in the clerk's office in the Court House yesterday for forty minutes. The judge was delving into the vault's contents when Eugene T. O'Sullivan, the clerk, noting it was luncheon hour, slammed the door and locked it. Judge Higgins' cries were unanswered until Alexander Rathbone, the janitor, strolled in, forty minutes after. Attracted by noise, Rathbone summoned O'Sullivan, who returned to his office and freed the perplexed jurist.

## "Two Weeks or Month's Rent Free" Offered by Scared Landlords to Be the First Break in the Bronx

Rates in Northern Borough Have Dropped Perceptibly, but Landlords Are Still Fighting, Though Admitting They Must Make Concessions.

It's coming—that day you have longed for these many months, the while you've either silently cursed your tyrant landlord or prayed for delivery from his greedy clutches. Yes, sir, it's on its way, although Mr. Landlord is not yet ready to frankly admit it. It's the day when tenants will again be getting a concession of from two weeks to one month free.

In reality circles they say this will probably be the first move of the landlords who are at present fighting off a break in the high rents in the Bronx. True, there are many places where there have been reductions, and there are any number of vacant apartments in the Bronx now, even along the select apartment house section of the Grand Concourse, where one can find an apartment at from \$10 to \$20 per month less than was being asked six months ago.

But the big break which tenants have been hoping for is not yet in sight. The best they can hope for at present is the free time concession. Real estate men say that while free time concessions are now few and far between they will be the general thing in about another month or six weeks.

Under the readjustment of the lease terms there will be thousands of leases on apartments expiring at the end of this month. In proportionately few of these cases have landlords submitted new leases at increased rentals, according to the general information among real estate men, and in a majority of cases, tenants have hesitated at signing even at the old rental. They are all hoping for a "break," while the landlords are presenting as stiff a front as the circumstances will permit.

The hope of the tenants lies in the fact builders of the new dwellings in the Bronx are taking their labor troubles with a profit and loss view and rushing buildings to completion before the frost sets in. Between May 1 and Sept. 1, eighty-four apartment houses were completed in the Bronx.

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Dealers: Write for profitable proposition

find housing accommodations in apartments.

Among these is the Theodore Roosevelt at 171st Street and the Grand Concourse. John A. Kadel, an attorney, is Vice President of the Billingsley Holding Co., which owns and operates the Roosevelt. It will be ready next month and will house 290 families. The average rent there will be \$22.50 per room, but the rooms are 55 per cent. larger than the average apartment house room and the service is pretentious, with maid, valet, restaurant and all the comforts of a hotel available for tenants.

"Renting is active," said Mr. Kadel to an Evening World reporter today. "There has been a decline, but landlords on the whole are holding on. They have thus far held the rent situation in control so that there has been only about a 15 per cent. reduction in the past six months. But I think the time is near when they will be forced to make concessions."

"The labor situation has retarded the lowering of rents. Men engaged in new operations, who felt they could give the tenants the benefit of the tax exemption laws, passed at the suggestion of The Evening World, have been forced by labor conditions to raise the rent scales they originally estimated upon. We started the Roosevelt with bricklayers and plasterers at \$10 a day. We wound up paying the bricklayers \$15 and we're now paying the plasterers \$16. Brick we started off with at \$18 per thousand and now we pay \$24.50 per thousand. But I think the break is coming and I look for it within a year."

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# This is the Last Week of the AEOLIAN SEPTEMBER SALE

of Exchanged  
**PIANOS, PIANOLAS and PLAYER-PIANOS**  
Radical Reductions on Instruments of Well-known Reputation

NEVER has The Aeolian Company's Annual September Sale been so great in scope nor in money-saving value as this year. Every Piano in the Sale is worth far more than the price at which it is marked. In many instances reductions are more than half of the original prices.

The former owners of these instruments did not dispose of them because they were worn out; they have been exchanged for the marvelous three-fold musical instrument—the Duo-Art Reproducing

Piano. The great volume of Duo-Art business accounts for the exceptionally large display—and prices have never been so attractive. Of high quality originally, the instruments have all been through the hands of expert Aeolian workmen and are guaranteed to be in the excellent condition which is to a considerable extent the cause of the great popularity of Aeolian Sales. We strongly advise an early call as the stock of Sale instruments, though large, is moving rapidly.



**UPRIGHT PIANOS**  
from \$65

Pianos of standard make, taken from homes of refinements in exchange for the Duo-Art Reproducing Pianos. No effort has been spared in putting these uprights in perfect playing condition. Any one of them will give years of service.

Monthly Terms as low as \$4



**GRAND PIANOS**  
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Grand Pianos of famous makes at prices which make them unprecedented bargains. Besides instruments accepted in exchange for the wonderful Duo-Art, are many demonstration-used Grands, practically new, marked at especially attractive prices for this sale.

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**PIANOLAS and PLAYER-PIANOS**  
from \$350

In this group will be found a splendid collection of Pianolas, with all the expression devices which have brought fame to this greatest of player-pianos, at sweeping reductions. Also a number of bargains in player-pianos of other well-known makes.

Monthly Terms as low as \$6

**MUSIC ROLLS**

During this Sale we will offer a splendid collection of about 16,000 standard, 88-note music rolls, all in perfect condition, at prices as low as

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All Aeolian Stores Open Evenings During Sale

65  
Years ago in New York



### The Great Storm of 1857

was so severe that street car traffic was halted for days. Only one Erie train brought passengers into the city, on the third day, and mail from Washington was delayed a week. It was, in fact, so cold that men found their shawls a necessity rather than a fashion. This was 65 years ago in New York, when this store was established.

Soon we want you to celebrate its 65th Anniversary with us.

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